
Site Address:	Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road, Havant		
Proposal:	Reserved matters application for erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, relating to appearance, landscaping, layout and scale.		
Application No:	APP/13/00752	Expiry Date:	01/11/2013
Applicant:	Mr S Goodwill	Team:	Team 1
	BDW Southampton Ltd		
Agent:		Case Officer:	Aaron Wright
Ward:	St Faiths		

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The site (Copseys Nursery) is located on the eastern side of the residential area of Havant known as Denvilles and to the north of the main railway line. It lies approximately 1.4km east of the Havant town centre and within approximately 0.5km of local facilities, bus routes and Warblington Holt. The application site covers an area of approximately 4.7ha. It forms part of a larger site with Manor Farm that has consent for 191 dwellings across both sites.
- 1.2 The site area includes the former nursery site and the agricultural fields to the south. The former nursery site contains several large glasshouses erected between the late 1960s to the 1990s. These were historically used for horticultural purposes, but latterly were used for the importation and distribution of fresh flowers from across the UK and continental Europe. The more industrial processes associated with the importation and distribution of fresh flowers is incompatible with the surrounding residential area. The glasshouses are in the process of being demolished on-site to facilitate the proposed development. The large agricultural workers dwelling associated with the former nursery has already been demolished.
- 1.3 The existing access point into the Copseys Nursery site is via Blenheim Gardens. There are a number of trees within the site that are subject to a Tree Preservation Order.
- 1.4 The site is adjoined to the north, south and west by the existing residential area of Denvilles which comprises a mix of residential properties. The surrounding roads vary in character, Glenleigh Park follows a linear street pattern, with existing properties typically comprising post-war single storey and dormer bungalows. Hallett Road and Fifth Avenue also follow a linear street pattern, with properties typically comprising two-storey inter-war and post-war houses. Blenheim Gardens, Bladon Close and Chartwell Drive typically comprise more modern two-storey properties, with this area defined by a meandering network of streets. Properties off Southleigh Road generally comprise Victorian, inter-war and post-war properties, with individual properties generally maintained to a high standard, set back from the street frontage and occupying a defined plot, interspersed amongst mature landscaping.

2 Planning History

APP/12/01222

Hybrid application: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

Split decision: Full planning permission for Manor Farm site and Outline Consent for Copseys Nursery site. 16/06/13

3 Proposal

- 3.1 In December 2012 a hybrid application was submitted for the Manor Farm and Copsey Nursery site. The proposed development was for 191 residential dwellings with associated accesses and ancillary community and recreational provision. The development of the site would deliver a development density of approximately 20.8 dwellings per hectare based on the full site area (including open space). The proposal included the demolition of the existing nursery buildings and the single dwelling to the north of the Copseys Nursery element.
- 3.2 The Manor Farm element of the site, for which a full detailed application was submitted comprised of 91 residential dwellings including 32 affordable (35%), together with access, landscaping and provision of public open space with play area.
- 3.3 The Copseys Nursery element of the site, was submitted as an outline application. The only matter to be considered at that stage was for access into the site. The indicative plans submitted indicated 100 residential units, with 35% affordable. It also included an area for allotments, and the provision of an allotment produce store and a large area of public open space. The existing agricultural workers dwelling, and buildings and structure contained within the site were to be demolished.
- 3.4 This application is for Reserved Matters approval following the grant of outline planning permission for the residential development at Copseys Nursery. Under the scope of application APP/12/01222 for the Copseys Nursery Site element all matters except means of access were reserved for subsequent approval. This application seeks to provide the remaining details with regards to the layout, scale and appearance of the properties and landscaping details.
- 3.5 Further public consultation was undertaken by the applicant with the neighbouring properties directly abutting the site and this has further evolved the design process from that indicatively shown at the outline stage. The key changes are:

- 1). Play area located into larger area of open space away from the roads. The central open space shown as informal planting with larger specimen tree providing a focal point on entering the heart of the site.

- 2). Development broken up adjoining Chartwell Drive to provide a landscape buffer and respond to local residents concerns regarding mass of development and rear footpaths.
 - 3). Parking provision broken up rather than large area of parking.
 - 4). Changes to location/orientation of units to ensure maximum garden size can be provided and to reduce impact on neighbouring properties.
 - 5). Re-location of affordable housing within the site.
- 3.6 This application excludes the area of land designated for the proposed allotments and allotment produce store. The applicant is now considering a community building to replace the store and a reduction in the number of allotment plots. This will be subject of a separate full planning application following further public consultation by the applicant.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Borough Design Guide SPD
Residential Park SPD

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

County Archaeologist

The site has been subject to archaeological investigations, the fieldwork phase of which has now ended and identified Bronze Age occupation. The post excavation analysis has yet to be completed and the findings reported.

While I am satisfied that the fieldwork has been completed at the time of writing the post excavation work has yet to be undertaken. I am expecting a post-excavation assessment that sets out the findings as well as any additional analysis that might be needed. This will also set out the plans for the public dissemination of the results. Given that this work is still outstanding I would advise that it be secured through the attachment of a suitable condition:

'Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.'

It may be that the work to satisfy this condition will be completed before the application has been determined.

Comment: There is an archaeological condition on the outlien application and as such it would not be appropriate to add a further condition when matters under consideration are scale, layout, appearance and landscaping only.

Hampshire County Council, Landscape Planning & Heritage

No comment

Southern Electric

No comment

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the Reserved Matters application as submitted. The management of surface water runoff from the site is of critical importance due to the history of flooding downstream of the development. Condition 28 of the Outline Planning Permission for Copseys Nursery requires full details of the surface water drainage scheme to be submitted prior to the commencement of development. We have separately seen an application for the discharge of the condition relating to surface water for the associated Manor Farm site, which includes a drainage strategy that appears to cover the Copseys Nursery site. However there are a number of issues with this scheme that need to be addressed before this condition should be discharged.

Natural England

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 19 February 2013 under planning reference number APP/12/01222. The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

Hampshire Wildlife Trust

No comment

Development Engineer

No comment.

Housing

No adverse comment

Southern Water

No comment.

Waste Services Manager

No comment

Landscape Team

I have reviewed the proposed soft landscaping plans and have no objections to be raised. A very comprehensive landscape proposal, suitable for this site.

Crime Prevention Officer

To the east of the proposed development there is a large area of public open space. This area is not overlooked making the space isolated. It is likely that this space will draw people from a wide area through the development to visit this space. From this space it is possible to access the pathway running along the eastern side of the development (and the proposed allotments). There is very little (or no) natural surveillance of this public open space and given its size and the open access should incidents occur within the space it would be very difficult to police. To reduce the opportunities for crime and anti-social behaviour the open space needs to be integrated into the development this would provide for good natural surveillance from the dwellings, the access should be limited to two points.

Comment: The open space has been designed in such a way so that it extends out into the countryside. As such access should not be limited.

County Ecologist

Thank you for consulting me on this Reserved Matters application. The reserved matter with key relevance to ecology is landscaping and I note that the application includes detailed landscaping plans (ACD Ecology). However, the application does not contain any ecological information and, on this basis, it is not possible for me to advise on whether the proposed landscaping plan does indeed meet the requirements set out by the applicant's ecologist and consultees such as Natural England and HBC.

Comment: A ecological condition is imposed on the outline application.

Network Rail

No comment

Planning Policy

No objection. As this application is reserve matters it raises no significant policy issues of note on the proviso the proposal accords appropriately to the outline permission established.

Arboriculturalist

No objection subject to conditions.

Hampshire Highways

The principle of the development, together with the highways and transport implications, were assessed as part of that application and were found to be acceptable subject to a Section 106 Legal Agreement.

I therefore have no further comment and am happy for the internal aspects of the application to be dealt with by the Agency Engineer under the terms of the Agency Agreement.

Building Control

No comment.

Education Department

There appears to be no change to the position regarding the education contribution for the site. Consequently I have no comments to make on the reserved matters.

Economic Development

Economic development would require an employment and skills plan for this site.
Comment: This is contained within the S106 Agreement under the outline application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 229

Number of site notices: 4 displayed on Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens

Statutory advertisement: 16/08/2013

Number of representations received: 3 Letters of representation have been received raising the following concerns:

- a) Southleigh Road is already over used with traffic queues when the railway crossing is closed.
- b) The closing of the railway line does cause major traffic jams.
- c) Traffic could damage the 1920's houses in Fifth Avenue
- d) The weight limit of the this road does not accept large construction vehicles
- e) Noise, smell and fumes
- f) Is there enough school places for all the additional children.
- g) Can a condition be imposed to prevent garages being used for businesses.

Comment: Points a - f are matters that were considered under the outline application. Point (g) has been addressed with a condition restricting the use of garages in the outline application (condition 13).

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Density, scale, massing, design, layout and form of development
- (iii) Affordable Housing
- (iv) Landscaping and Trees
- (v) Residential Amenity
- (vi) Highways and transportation matters

(i) Principle of development

The principle of residential development of this site has been established by the grant of outline planning permission earlier this year. That approval of the outline consent considered the matters of principle and access, consequently matters of fundamental principle cannot now be raised or re-considered at this reserved matters stage.

(ii) Density, scale, massing, design, layout and form of development

In terms of the background policy context, Policy CS16 of the Core Strategy requires that new development inter alia responds to and respects local context by integrating

with existing landscape features. It requires development to use characteristics of the locality to help inform the design of the new development (including heights, massing, aesthetics), to produce a positive relationship between buildings and spaces through designing out crime, appropriate layout and form, and to be inclusive and not give rise to any detrimental impacts on surrounding properties. The policy also requires that appropriate landscaping is required.

All the buildings have been designed to a domestic scale and there remains a range of dwelling heights, sizes and types. The development consists of two storey houses in detached, semi-detached and terraced forms with some habitable accommodation within roof spaces.

Areas of landscaping and green space are provided between the dwellings, and provides separation and public amenity space within this development. The proposed development is laid out so that there is visual interest amongst the pattern of buildings.

The layout provides good street enclosure, and the provision of buildings is such that the layout is legible, coherent and interesting. Vehicle parking has been provided so that it is not prominent, and ensures that vehicles will not be stored in visually intrusive positions that would be harmful to visual amenity.

In terms of pure aesthetics, the appearance of the buildings is traditional, and the development would relate well to the established built environment. All of the buildings feature interesting and high quality designed elevations, and it is considered that the development raises no visual design issues. The development provides and retains landscape features such as trees and hedgerows, and it is considered that this development will accord with the requirements of Policy CS16 of the Local Development Framework, and will provide a high quality environment.

(iii) Affordable Housing

The original grant of outline planning permission was subject to a Section 106 legal agreement that (amongst other matters) stipulated that 35% of the dwellings shall be affordable housing. This equated to 35 of the 100 units being designated as affordable.

The affordable units are spread around the development site and comprise of a wide range of unit types and sizes. This accords with the principles of creating balanced and mixed communities and provides a cohesive and balanced form of development.

On this basis it is considered that the development would enable affordable housing, and complies with the relevant policies in this respect.

(iv) Landscaping and Trees

Technical reports and plans relating to landscape impact and landscaping strategy have been prepared by ACD Landscape and accompany the planning application.

Appropriate landscaping along the eastern fringe is an integral part of the design with hedging and trees allowing glimpses out, whilst creating a solid green boundary when seen from the countryside. The development takes the opportunity to 'round off' the urban edge in a sensitive manner whilst creating a strong landscape edge with the gap and countryside located to the east.

The north and western edges would be well landscaped with new shrub and tree

planting. The landscape buffer along the northern boundary (with properties in Chartwell Drive) would be 3-10m in width. The landscape buffer along the western boundary is approximately 6m in width. The landscaping respects the form, scale and structure of existing and neighbouring dwellings ensuring that privacy and amenity are safeguarded.

Within the development site itself, small natives, native hybrids and fruiting trees have been added to provide tree lined streets where possible and also to create interest to parking courts. The proposed lighting design will not interfere with the position of these trees. The landscaping scheme is considered to be of high quality that would enhance the overall layout of the development.

An Arboricultural Impact Assessment and Tree Protection Plan has been submitted with the application that assesses the existing tree stock on the site and immediately off-site, adjacent to the boundary. There is an existing Tree Preservation Order on the site that protects a number of trees on the site. Several trees will have to be removed to facilitate the development, however where possible the better quality trees have been shown for retention.

The Council's Arborist has been consulted on the proposal and has raised no objection.

(v) Residential Amenity

The main residential properties affected would be those in Blenheim Gardens and Chartwell Drive. A strong landscape buffer is proposed along the north and west boundaries of the site to protect the amenity of these neighbouring properties. The landscape buffer would be between 3m and 10m in width. The applicant is in negotiations with the owners of the properties in Chartwell Drive to transfer the landscape buffer into their ownership. This would provide them with larger gardens and control over the landscaping of this area. However, at the time of determining this application, the landscape buffer is still shown within the red line of the application site and under the control of the applicant.

The proposed residential dwellings are all shown with garden lengths of a minimum of 10m to ensure that there is adequate separation distance from the neighbouring properties in both Blenheim Gardens and Chartwell Drive. It's not considered that there would be significant loss of residential amenity to the neighbouring properties with the layout as shown.

(vi) Highways and transportation matters

The overall issue of access was considered at the stage of the outline planning application. The existing access via Blenheim Gardens will be utilised into the Copeys Nursery element. The access would be widened to a width of 5.5m to allow for two-way vehicular access. In addition, three further accesses will be created to link the development via Hallett Road, Glenleigh Park and Fifth Avenue, forming a total of four access points allowing vehicular traffic to access the site via Southleigh Road.

Work has commenced on the Manor Farm element of the development. Construction vehicles are currently accessing the site via Glenleigh Park and Fifth Avenue. All highway works will be undertaken in accordance with the requirements of the necessary Section 106 and Section 278 legal agreements.

In terms of the internal layout, the Council's Development Engineer has raised no objection. The overall layout is legible, sufficient vehicle parking is provided to meet adopted parking standards and no technical or safety issues are considered to arise.

8 **Conclusion**

The principle of development has been established with the granting of outline consent in June 2013. The proposed layout is in keeping with the Manor Farm element and would not be out of keeping with the general character of the area. The layout does not result in any significant loss of amenity to surrounding neighbouring properties. The scale and form of the dwellings are traditional in design and as such accord with the criteria set out in Policy CS16 of the Core Strategy. The landscaping is of high quality and replacement tree planting is proposed to enhance the character of the site. The recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/00752 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - Drawing No. P974/LOC/01
Planning layout - Drawing No. P974/01 Rev G
Type H536 (Moorecroft) Floor and Roof Plans - Drawing No.P974.H536.01
Type H536 (Moorecroft) Elevations - Drawing No.P974.H536.02
Type H500 (Emerson) Floor and Roof Plans - Drawing No.P974.H500.01
Type H500 (Emerson) Elevations - Drawing No.P974.H500.02
Type H500 (Emerson) Elevations (Render) - Drawing No.P974.H500.03
Type H469 Floor and Roof Plans - Drawing No. P974.H469.01
Type H469 Elevations - Drawing No.P974.H469.02
Type H436 (Layton) Floor and Roof Plans - Drawing No.P974.H436.01
Type H436 (Layton) Elevations - Drawing No.P974.H436.02
Type T447 (Millwood) Floor and Roof Plans - Drawing No.P974.T447.01
Type T447 (Millwood) Elevations - Drawing No.P974.T447.02
Type P341 (Hadley) Plans and Elevations - Drawing No. P974.P341.01
Type P315 (Oakfield) Plans and Elevations - Drawing No.P974.P315.01
Type TH (Thornbury) Floor and Roof Plans - Drawing No.P974.TH.01
Type TH (Thornbury) Elevations - Drawing No.P974.TH.02
Type LIN (Lincoln) Floor and Roof Plans - Drawing No.P974.LIN.01
Type LIN (Lincoln) Elevations - Drawing No. P974.LIN.02
Type FAR (Farringdon) Floor and Roof Plans - Drawing No. P974.FAR.01
Type FAR (Farringdon) Elevations - Drawing No. P974.FAR.02
Type FAR (Farringdon) Elevations (Render) - Drawing No.P974.FAR.03
Type YO (York) Floor and Roof Plans - Drawing No. P974.YO.01 Rev A
Type YO (York) Elevations - Drawing No.P974.YO.02
Type MO (Morpeth) Floor and Roof Plans - Drawing No.P974.MO.01
Type MO (Morpeth) Elevations - Drawing No.P974.MO.02
Type MO (Morpeth) Floor and Roof Plans (plot 5) - Drawing No.P974.MO.03
Type MO (Morpeth) Elevations (plot 5) - Drawing No. P974.MO.04
Type BAR (Barwick) Plans and Elevations - Drawing No. P974.BAR.01

Type TIV (Tiverton) Plans and Elevations - Drawing No. P974.TIV.01
 Type 15/21 Plans and Elevations - Drawing No.P974.15.01
 Type 16/22 Plans and Elevations - Drawing No. P974.16.01
 Type 18/24 Floor and Roof Plans - Drawing No. P974.18.01
 Type 18/24 Elevations - Drawing No. P974.18.02
 Double Car barn (Gable Sided) Plans and Elevations - Drawing No. P974/CB/01
 Single Garages Plans and Elevations - Drawing No.P974/GAR/01
 Double Garage (Gable Sided) Plans and Elevations - Drawing No. P974/GAR/02
 Pair of Garages (Gable Sided) Plans and Elevations - Drawing No. P974/GAR/03
 Triple Garages Plans and Elevations - Drawing No. P974/GAR/04
 Materials Layout - Drawing No. P974/02 Rev D
 Street Scenes: Sheet 1 - Drawing No.P974/SS/01 Rev A
 Street Scenes: Sheet 2 - Drawing No. P974/SS/02
 Tree Protection Plan - Drawing No. BSH18623-03
 Landscape Proposals - Drawing No. BSH 18623 11-15 (inclusive)
 Arboricultural Impact Assessment and Method Statement 08.11.2012
 Landscape Management and Maintenance Plan May 2013
 Landscape Specification May 2013
 Access and Design Statement

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by ACD Arboricultural, submitted to the Council on 30 July 2012.
Reason: To safeguard the trees within the site and having due regard to policies DM8 and CS16 of the Havant Borough Core Strategy which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.